

**Minutes**  
**Warrensburg Planning Board**  
**March 6, 2018**

**Board Members Present:** Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin (Alternate)

**Board Members Absent:** Danielle Robichaud, John Franchini

**Others Present:** and Louise Goettsche, Danny Ackley, Sr., Attorney Jeffrey Meyers, Steve Lofgren, Tom Hutchins, Patti Corlew (Zoning Administrator)

**Meeting Commenced at 7:00**

(The recording of this meeting malfunctioned; therefore, the minutes are not be verbatim as usual).

Mrs. Moore called the meeting to order and established quorum.

There were no corrections noted to the minutes of January 2, 2018. They were approved with a motion by Sharon and a second by Gary.

**RESOLUTION #2018-6**

Motion by: Sharon Sutphin

Seconded by: Gary Cooper

**RESOLVED**, to approve Planning Board minutes of January 2, 2018 (without correction).

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF MARCH 2018 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin

Nays: None

The Board went on to application SPR #2018-1 by Steve Lofgren for the use of an auto display yard. Mr. Hutchins presented the application, displaying the site plan.

Mr. Larkin asked about the fact there is no lighting for the display lot proposed.

Mrs. Moore asked the applicant to not have promotional flags or balloons displayed on the vehicles. Mr. Lofgren indicated that he didn't care for them himself. Mr. Cooper indicated he thought that around the holidays, flags could be flown to draw people in.

Ms. Sutphin asked how the sales people were going to find the selected vehicle when a customer is interested in one. She wants to make sure the employees aren't going to set the alarms off in order to locate them so as to not disturb neighbors. She also asked what they were going to do about snow removal. Mr. Hutchins indicated on the site plan a few places where the snow can be pushed to. Mrs. Sutphin went on to ask about parking for customers. She was concerned about too many vehicles parked on the street. Mr. Lofgren indicated that they could leave a couple spaces open for customers. Mr. Hutchins indicated that since the driveway is the way it is, customers could drive in and probably park in front of the vehicle they're interested in.

There were other questions posed by the members of the board regarding storm water management, with Mr. Hutchins addressing them.

Mr. Goettsche asking about the split rail fencing on the one side of the property.

Mr. Ackley was questioned about what he thinks of the project, and he indicated that he approves of it.

The Board went on to the SEQRA review with them answering all questions "no" and then finding that this application will not result in any significant adverse environmental impacts. A motion was made by Laura Moore and it was seconded by Gary Cooper.

**RESOLUTION #2018-7**

Motion by: Laura Moore  
Seconded by: Gary Cooper

**RESOLVED**, to deem application SPR #2018-1 by Steven Lofgren, tax parcel #210.12-2-20.2, located on Main Street, for site plan review, as having no significant adverse environmental impacts under SEQRA review.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF MARCH 2018 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin

Nays: None

Mrs. Moore mentioned placing a few conditions on the project upon approval of the application regarding the split rail fencing, the landscaping and promotional items being displayed.

Mrs. Moore motioned to approve the application, with a second by Sharon Sutphin with several conditions.

**RESOLUTION #2018-8**

Motion by: Laura Moore

Seconded by: Sharon Sutphin

**RESOLVED**, to approve application SPR #2018-1 by Steven Lofgren, tax parcel #210.12-2-20.2, located on Main Street, for site plan review, to allow an auto display yard with the following conditions: 1) the applicant must place additional landscaping at the entrance of the display lot, 2) 6 additional tree plants must be planted (during discussion, little leaf linden type trees or larger were suggested), 3) clearly identify tree to remain or to be replaced (plans show south side of lot close to entrance area, some tree feature - just should be labeled, 4) limit promotional items on cars (during discussion it was suggested to limit items such as flags or balloons or having nothing. Also display cars to remain in display area and not located in catch basin or other areas of the property), and 5) a split rail fence is to be added on Kreinheder property line from the point of the proposed ending of the split rail fence to the tree line.

**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF MARCH 2018 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin

Nays: None

There were no comments or communications brought up by the Board.

Sharon motioned to adjourn the meeting at 7:57 with a second by Gary Cooper.

Respectfully submitted,

Patti Corlew  
Recording Secretary

pb03062018

**RESOLUTION #2018-6**

Motion by: Sharon Sutphin

Seconded by: Gary Cooper

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Ayes: Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin

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Ayes: Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin

Nays: None

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Motion by: Laura Moore

Seconded by: Sharon Sutphin

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**DULY ADOPTED ON THIS 6<sup>TH</sup> DAY OF MARCH 2018 BY THE FOLLOWING VOTE:**

Ayes: Sharon Sutphin, Laura Moore, Gary Cooper, Rich Larkin

Nays: None